

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Home2 Suites Raleigh		
	Case Number SR-77-17		
	Transaction Number 530756		
OWNER	Name North Raleigh Hospitality LLC		
	Address 9800 San Remo Place		City Wake Forest
	State North Carolina	Zip Code 27587	Phone 252.757.2525
CONTACT	Name Tim Foley		Firm HensonFoley
	Address 8712 Lindholm Drive		City Huntersville
	State North Carolina	Zip Code 28078	Phone 704.875.1615
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input checked="" type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
	UDO 8.3 - Request relief from maximum block perimeter requirement of 2,500 LF max. due to existing layout of the Triangle Town Center UDO 8.5 - Request relief from providing 5' general utility easement due to existing tree conservation easement and existing layout of the Triangle Town Center Street Design Manual - Request relief from providing additional right of way along Sumner Blvd due to existing tree conservation easement.		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST

Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
 Development Services, Development Engineering
 One Exchange Plaza, Suite 500
 Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



**DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The intent of the maximum block perimeter is to provide a well connected street network. The existing Triangle Town Center on the property adjacent to the site in question extends between two existing public streets and provides internal circulation and connectivity.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The requested design adjustment maintains the existing conditions.
- C. The requested design adjustment does not increase congestion or compromise Safety;
The design adjustment maintains the existing conditions and will not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
All lots are existing and will remain unchanged.
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - 5. Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - 7. adjacent to or in the vicinity of the site.

Existing buildings and development on adjacent sites obstructs the ability to provide the required maximum block perimeter.

Article 8.4, New Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
N/A

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
N/A

- C. The requested design adjustment does not increase congestion or compromise safety;
N/A

- D. The requested design adjustment does not create additional maintenance responsibilities for the City;
N/A

- E. The requested design adjustment has been designed and certified by a Professional Engineer; and
N/A

- F. The requested design adjustment shall address Stormwater collection and conveyance and not adversely impact Stormwater collection.
N/A

Article 8.5 Existing Streets

Administrative Design Adjustment Findings



**DEVELOPMENT
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DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;

The requested design adjustment does not affect the appearance of the existing streetscape or availability of adequate travel lanes for vehicles, cyclists or pedestrians.

- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The requested design adjustment maintains the existing conditions

- C. The requested design adjustment does not increase congestion or compromise safety;

The design adjustment maintains the existing conditions and will not increase congestion or compromise safety.

- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and

The requested design adjustment maintains the existing conditions and will not create additional maintenance responsibilities for the city.

- E. The requested design adjustment has been designed and certified by a Professional Engineer.

The requested design adjustment maintains the existing conditions.

Raleigh Street Design Manual

Administrative Design Adjustment Findings



DEVELOPMENT
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The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
The street classification of Sumner Boulevard across this frontage is an Avenue, 4-lane Divided facility (104' r/w) and on the east side of the intersection with Triangle Town Boulevard, the classification on Sumner Boulevard changes to an Avenue, 2-Lane Divided facility (76' r/w). Based on the development in the area and if the widening would be needed to provide bike lanes, turn lanes, etc. it was determined that Sumner Boulevard will not need to be widened in the future. (per discussion with Eric Lamb, Transportation Planning Manager)
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
The requested design adjustment maintains the existing conditions.
- C. The requested design adjustment does not increase congestion or compromise safety;
The design adjustment maintains the existing conditions and will not increase congestion or compromise safety.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
The requested design adjustment maintains the existing conditions and will not create additional maintenance responsibilities for the city.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
The requested design adjustment maintains the existing conditions.

Individual Acknowledgement



DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA
COUNTY OF Wake

INDIVIDUAL

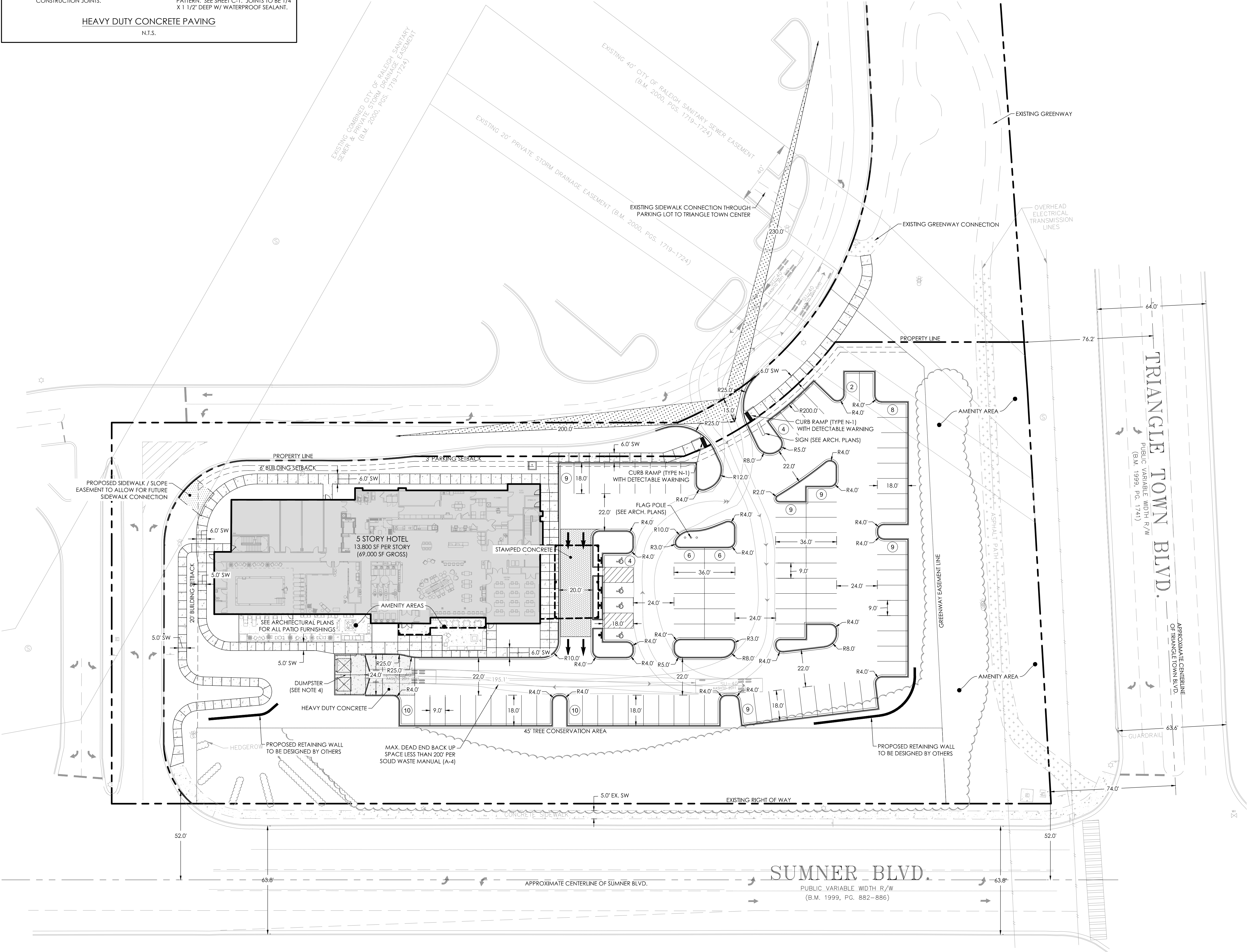
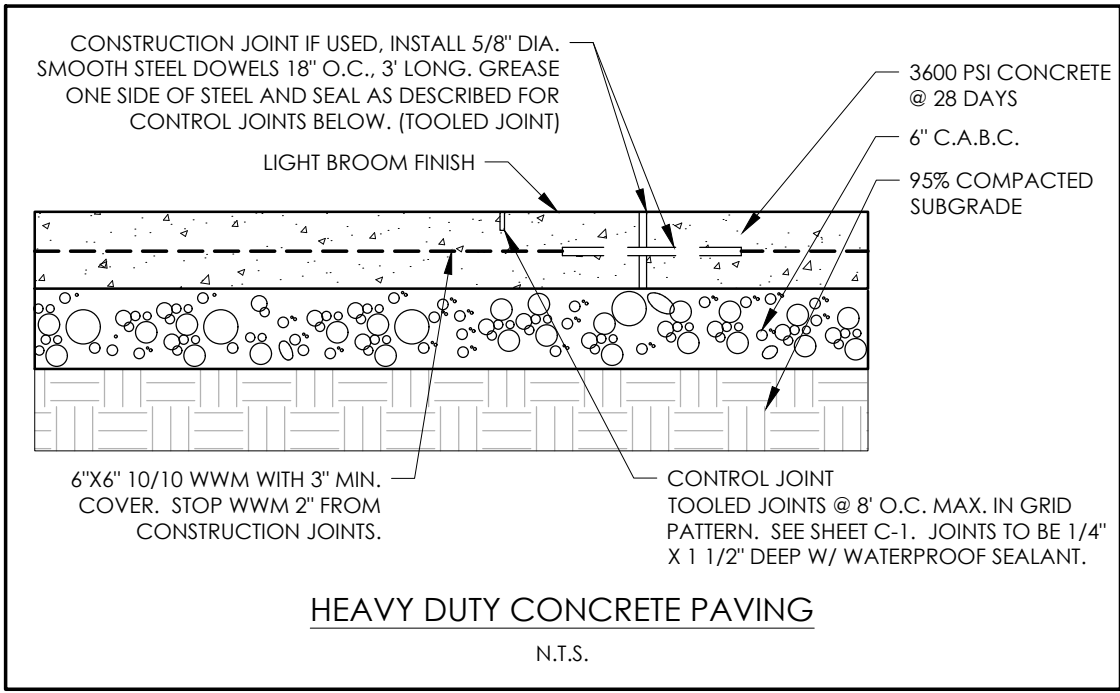
I, Viridiana Cisneros Calleja, a Notary Public do hereby certify that
Milan Champakalal Patel personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 02 day of March, 2018.



Notary Public Viridiana Cisneros Calleja

My Commission Expires: 09/07/2021

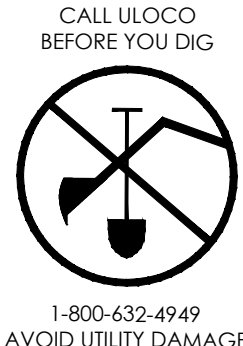
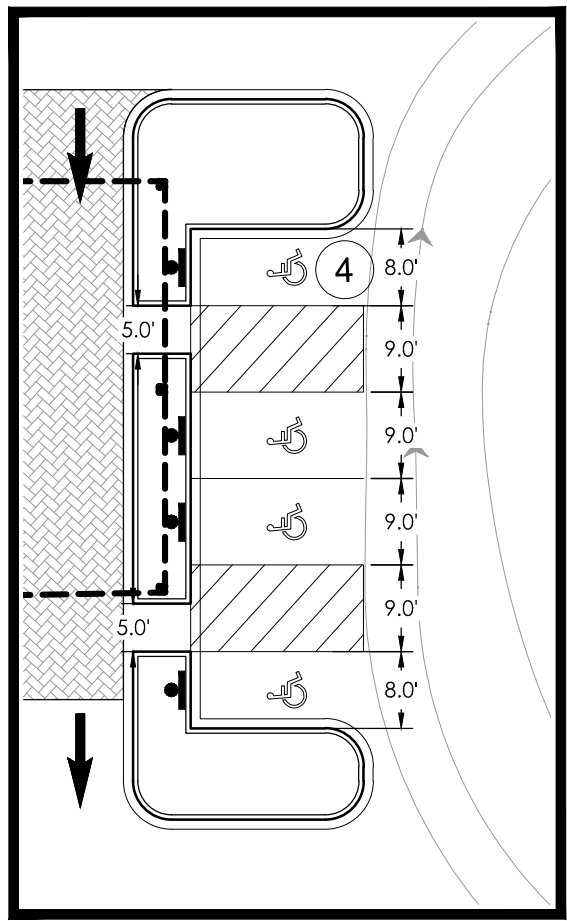


SITE DATA	
LOCATION:	3951 SUMNER BLVD (PIN: 1726696549) RALEIGH, NORTH CAROLINA
ZONE:	COMMERCIAL MIXED USE-5 STORIES- CONDITIONAL USE (CX-5-CU)
USE:	HOTEL
SITE AREA:	2.64 ACRES
CONTACT:	TIM FOLEY 704-875-1615 HENSONFOLEY

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	HOTEL 69,000 SF 95 GUESTROOMS
2	PARKING SPACES REQUIRED LODGING- 1 PER ROOM	95 SPACES (4 HANDICAP)
3	PARKING SPACES PROVIDED	95 SPACES (4 HANDICAP)
2	BICYCLE PARKING SPACES REQUIRED SHORT TERM - NONE LONG TERM - 1 PER 20 ROOMS	SHORT TERM - NONE LONG TERM - 5 SPACES
4	BICYCLE PARKING PROVIDED	SHORT TERM - NONE LONG TERM - 5 SPACES TO BE PROVIDED WITHIN BUILDING (SEE ARCH. PLAN)
5	BUILDING USE	HOTEL
6	AMENITY AREA REQUIRED 10% = 0.26 ACRES	0.04 ACRES - HOTEL PATIO AREAS 0.38 ACRES - GREENWAY EASEMENT

IMPERVIOUS AREA SUMMARY		
ITEM	AREA (ACRES)	% OF TOTAL SITE
PARCEL AREA	2.64	100%
ON SITE IMPERVIOUS AREA	1.42	53.79%
PERVIOUS AREA	0.77	29.17%
WOODED AREA	0.45	17.04%

- GENERAL NOTES
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
 - SITE LIGHTING TO BE PROVIDED BY OTHERS.
 - BUILDING FOOTPRINT FOR REFERENCE ONLY. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND BUILDING STAKING. CONTRACTOR SHALL NOTIFY ENGINEER WITH DISCREPANCIES
 - MATERIALITY OF DUMPSTER ENCLOSURE SHALL EITHER MATCH DURABLE MATERIALS ON THE BUILDING OR CONSIST OF OTHER DURABLE, HIGH-QUALITY MATERIAL.
 - SEE DETAIL SHEETS ### - ### FOR DETAILS



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
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NC ENGINEERING BOARD LICENSE # C-2781 C-399
NC LAND SURVEYING BOARD LICENSE # L-180

North Arrow
GRAPHIC SCALE 1"=30 FT.

Professional Engineer Seal
North Carolina
Professional Engineer
Timothy D. Foley
23557
09/27/2017

HOME2 SUITES RALEIGH
PIN # 1726696549
3951 SUMNER BLVD, RALEIGH, WAKE COUNTY, NORTH CAROLINA

SITE PLAN

REVISIONS:	
1 - 12/18/17:PER CITY COMMENTS	
2 - 02/07/18:PER CITY COMMENTS	

C03 - SITE PLAN.DWG	
PROJECT NUMBER:	216078
DATE: 09/27/2017	DRAWN BY: KMG
SHEET	C03 OF 09

SUMNER BLVD

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HOME2 SUITES RALEIGH

BLOCK PERIMETER EXHIBIT

SCALE:
1" = 500'

DATE:
12/15/17

FILE:
216078